

# **EXHIBIT "B"**

## Nueces CAD

Property Search > 247302 FOSTER CHARLES L JR for Year  
2022

Tax Year: 2022

## Property

## Account

Property ID:	247302	Legal Description:	ISLAND MOORINGS UNIT 1 BLK 1 LOT 38
Geographic ID:	3727-0001-0380	Zoning:	RS
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

## Location

Address:	440 Bahia Mar PORT ARANSAS, TX 78373	Mapsco:	
Neighborhood:	ISLAND MOORINGS	Map ID:	R-18B
Neighborhood CD:	M245		

## Owner

Name:	FOSTER CHARLES L JR	Owner ID:	370321
Mailing Address:	P O BOX 3001 PORT ARANSAS, TX 78373	% Ownership:	100.0000000000%
		Exemptions:	

## Values

(+) Improvement Homesite Value:	+	\$792,664	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$215,729	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
-----			
(=) Market Value:	=	\$1,008,393	
(-) Ag or Timber Use Value Reduction:	-	\$0	
-----			
(=) Appraised Value:	=	\$1,008,393	
(-) HS Cap:	-	\$0	
-----			
(=) Assessed Value:	=	\$1,008,393	

## Taxing Jurisdiction

Owner: FOSTER CHARLES L JR  
 % Ownership: 100.0000000000%  
 Total Value: \$1,008,393

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
C08	CITY OF PORT ARANSAS	0.247009	\$1,008,393	\$1,008,393	\$2,490.82		

CAD	APPRAISAL DISTRICT	0.000000	\$1,008,393	\$1,008,393	\$0.00
GNU	NUECES COUNTY	0.306700	\$1,008,393	\$1,008,393	\$3,092.75
HOSP	HOSPITAL DISTRICT	0.111502	\$1,008,393	\$1,008,393	\$1,124.38
RFM	FARM TO MKT ROAD	0.003745	\$1,008,393	\$1,008,393	\$37.76
SM	PORT ARANSAS ISD	0.934260	\$1,008,393	\$1,008,393	\$9,421.02
WW	NUECES COUNTY WATER DISTRICT #4	0.000000	\$1,008,393	\$1,008,393	\$0.00
Total Tax Rate:		1.603216			
				Taxes w/Current Exemptions:	\$16,166.73
				Taxes w/o Exemptions:	\$16,166.73

### Improvement / Building

**Improvement #1:** RESIDENTIAL **State Code:** A1 **Living Area:** 3291.0 sqft **Value:** \$792,664

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	R7	PK	1985	1474.0
MA2	MAIN AREA SECOND FLOOR	R7		1985	1817.0
AG	ATTACHED GARAGE	R7		1985	661.5
CPAT	COVERED PATIO	R7		1985	368.0
CBAL	COVERED BALCONY	R7		1985	368.0
BL	BOAT LIFT	R7		1985	1.0
FP	FIREPLACE	R7		1985	1.0
BAL	BALCONY	R7		1985	96.0

### Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RL	RESIDENTIAL LAND	0.1598	6959.00	63.27	110.00	\$215,729	\$0

### Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	\$792,664	\$215,729	0	1,008,393	\$0	\$1,008,393
2021	\$503,901	\$184,414	0	688,315	\$0	\$688,315
2020	\$383,252	\$184,414	0	567,666	\$0	\$567,666
2019	\$463,408	\$184,414	0	647,822	\$0	\$647,822
2018	\$412,526	\$184,414	0	596,940	\$0	\$596,940
2017	\$464,471	\$184,414	0	648,885	\$0	\$648,885
2016	\$409,864	\$184,414	0	594,278	\$0	\$594,278
2015	\$387,876	\$184,414	0	572,290	\$0	\$572,290
2014	\$376,587	\$184,414	0	561,001	\$0	\$561,001
2013	\$327,235	\$184,414	0	511,649	\$0	\$511,649
2012	\$351,728	\$139,180	0	490,908	\$0	\$490,908
2011	\$372,091	\$139,180	0	511,271	\$0	\$511,271
2010	\$373,409	\$139,180	0	512,589	\$0	\$512,589
2009	\$423,452	\$167,016	0	590,468	\$0	\$590,468
2008	\$404,526	\$222,688	0	627,214	\$75,018	\$552,196
2007	\$417,718	\$271,401	0	689,119	\$187,123	\$501,996
2006	\$347,182	\$254,699	0	601,881	\$145,521	\$456,360
2005	\$374,964	\$110,648	0	485,612	\$70,739	\$414,873
2004	\$326,056	\$110,648	0	436,704	\$59,547	\$377,157

2003	\$246,059	\$96,811	0	342,870	\$0	\$342,870
2002	\$246,059	\$96,811	0	342,870	\$533	\$342,337
2001	\$270,059	\$47,844	0	317,903	\$6,688	\$311,215
2000	\$0	\$0	0	0	\$0	\$0

### Deed History - (Last 50 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	7/30/2010	W-D	WARRANTY DEED	FOSTER CHARLES L JR TRUSTEE	FOSTER CHARLES L JR			2010028396
2	11/8/2001	W-D	WARRANTY DEED	FOSTER CHARLES L JR	FOSTER CHARLES L JR TRUSTEE	20010480-	18/WD	20010480-/18/WD
3	12/12/1994	WDV	W/D & V/LN	COMPTON FRANCIS M ET UX	FOSTER CHARLES L JR	941466	WDV	941466/WDV

### Tax Due

Property Tax Information as of 04/25/2022

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
------	---------------------	---------------	----------	-----------------	--------------	-------------------------------	---------------	------------

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

**Questions Please Call (361) 881-9978**